Province of
British Columbia

Annual Report

year ended March 31, 1986

Provincial Agricultural Land Commission

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for the year ended
31 March 1986

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Province of
British Columbia

OFFICE OF THE MINISTER

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The Honourable Robert Gordon Rogers
Lieutenant Governor in Council
Province of British Columbia

May It Please Your Honour:

Herewith I beg respectfully to submit the Annual Report and Financial Statement of the Provincial Agricultural Land Commission for the year ended 31 March 1985.

John Savage

John Savage
Minister of Agriculture and Fisheries

British Columbia
Agricultural
Land Commission

Telephone: (604) 660-7000

Room 133, 4940 Canada Way, Burnaby, B.C. V5G 4K6

The Honourable John Savage
Minister of Agriculture and Fisheries
Parliament Buildings
Victoria, B. C.
V8V 1X4

Dear Mr. Minister:

Pursuant to Section 28 of the Agricultural Land Commission Act, I respectfully submit the Annual Report and Financial Statement of the Provincial Agricultural Land Commission for the year ended 31 March 1985.

Yours very truly

PROVINCIAL AGRICULTURAL LAND COMMISSION

Ian D. Paton, Chairman

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PROVINCIAL AGRICULTURAL LAND COMMISSION, 31 MARCH 1986

Ian D. Paton, Chairman (appointed Chairman 11 April 1985)
President, I. D. Paton and Associates Limited,
Delta, B.C.
Past President, B.C. Institute of Agrologists

Robert P. Murdoch, General Manager and Commissioner
Former Manager, University Endowment Lands
Former Regional Director, Ministry of Lands, Parks
and Housing

Allan Claridge, Commissioner (appointed 3 May 1985)
Orchardist, Oyama, B.C.
Past President, B.C. Fruit Grower's Association
Former Chairman, Canadian Horticultural Council
Former Commissioner, Provincial Agricultural
Land Commission (1976-1980)

Jim Collins, Commissioner (appointed December 1985)
Farmer, Fort St. John, B.C.
Consulting Agrologist - InterAg Group
Former District Agriculturist - Quesnel,
Fort St. John, B.C.
Presently on Board of Directors Executive Committee
B.C. Federation of Agriculture

Joe Lauder, Commissioner (appointed 14 March 1986)
Rancher, Springbank Ranch, Quilchena, B.C.
Past President, B.C. Cattlemen's Association
(1953-1954)
Former Director, B.C. Livestock Co-op

The following individuals were also on the Commission during the year ending 31 March 1986.

Mills F. Clarke, Chairman (resigned 11 April 1985)
Former Director, Agriculture Canada Research Station, Agassiz, B.C.
Former Co-ordinator, Forage Crops Research, Agriculture Canada, Ottawa, Ontario

Vernon W. Speer, Commissioner (term expired December 1985)
Retired Rancher; Incorporated Green Mountain Ranch Company in 1963
Past President & instrumental in the founding of the Kersley Livestock Association
Past President of Quesnel Livestock Association

C. Elli Framst, Commissioner (term expired 14 March 1986)
Retired farmer (grain and forage seeds), Cecil Lake, B.C.
Peace River Liard Regional District Board
Member for 12 years, Chairman for 7 years
Member, Farm Credit Corporation Appeal Board

CHAIRMAN'S REPORT

This report, which summarizes the work of the Agricultural Land Commission for the fiscal year 1 April 1985 - 31 March 86 will reveal a continued emphasis on the planning processes being carried on between the Commission and the municipalities and regional districts throughout the province. This "brick and mortar" approach does not attract a great deal of media attention, however it will, in my opinion ensure that sound land use practices will continue to develop throughout the province and our long-term agricultural land base will be preserved without impeding orderly community development.

In April 1985 Dr. Mills Clarke retired as Commission Chairman following five years of service to the province as a postscript to thirty-five years of service to Canadian agriculture. I am personally indebted to Dr. Clarke for the stable base from which I have been able to launch my term as Chairman.

Mr. Vernon W. Speer, a well known cattle rancher in the Quesnel area, helped to enhance the Commission's knowledge of ranching operations in the Cariboo Region. He completed his service with the Commission in December of 1985, and his position has been capably filled by Mr. Jim Collins, P.Ag., from the Fort St. John area. Mr. C. E. Framst of Fort St. John also concluded six years as a Commissioner in March of 1986. To his credit, Mr. Framst greatly assisted the Commission in fostering better working relations with local governments. Mr. Joe Lauder, a long time Nicola Valley rancher was appointed in Mr. Framst's stead, thus continuing a policy of drawing upon long term practical agricultural experience in filling Commission appointments.

We sense a renewal of development pressures throughout many regions of the province and we will no doubt be called upon to test the validity of the planning processes that have been ongoing during the period of reduced activity that we have gone through during the past two years.

The Commission Farmland Management Program has been very active in the past year. Spurred by concerns expressed by farmers in the Municipality of Delta and Council, the Commission has continued its efforts to gain administration and management of the roughly 4,000 acres of the Harbours Board lands which are not necessary for the operation of the Robert's Bank Coal Terminal. The Commission hopes to be able to provide long term leases to farmers for these properties in order to create a more stable farming community in Delta. Similarly, the Commission was approached by Transport Canada with the request to take over administration and management of the agricultural lands surplus to the Boundary Bay Airport. Negotiations are in progress to achieve this objective.

We continue to be indebted to the B. C. Ministry of Agriculture and Food and its staff for the supply of on-site information that we require from time to time, and our ongoing good relationship with the B.C. Federation of Agriculture and its appointed advisors to the Commission remains a vital part of our day-to-day operations.

Renewed economic activity throughout the province has also placed added emphasis on our relationship with the Ministry of Transportation and Highways in the planning and upgrading of transportation corridors throughout the province in a manner which minimizes the impact on the Agricultural Land Reserves. We are concerned about the impact of transportation rights-of-way in alienating agricultural lands. Therefore the

existence of the Agricultural Land Commission functioning as a steward of the Agricultural Land Reserve and reviewing transportation proposals seems to be appropriate justification in itself, for its existence.

The administration of over eleven million acres by our five person Commission supported by a dedicated and efficient staff is carried out each year with a budget that translates into an administrative cost factor of just over five cents per acre per year.

It should be noted that the Commission generated over $500,000 in rental and interest income last year from its Farm Management Program, representing almost half of its administrative budget. As well, the Province received through the Commission almost $1.7 million from the sale of Commission owned farmlands in its program to transfer ownership of public lands to private agricultural operations.

I. D. Paton, Chairman

INTRODUCTION

The Provincial Agricultural Land Commission is an independent Crown Corporation responsible for the administration of the Agricultural Land Commission Act and the Soil Conservation Act.

Mandate

The mandate of the Commission is set down in Section 7 of the Agricultural Land Commission Act. That is, to preserve agricultural land and to encourage the establishment and maintenance of farms, and the use of land compatible with agricultural purposes. The Act enables the Commission to designate an Agricultural Land Reserve (ALR) wherein the land use is agricultural or uses compatible with agriculture.

The Commission considers the preservation of agricultural land as a long term commitment. Preservation is interpreted in its broadest sense to include protection of the agricultural land base from encroachment of irreversible uses as well as protection of the agricultural infrastructure. Recognizing that the land base is but one aspect of a stable agricultural industry, the Commission views the preservation of the expertise of the farmer and the health of the farm community as an integral part of its mandate.

The Commission is responsible for the administration of the Soil Conservation Act. Section 2 of that Act prohibits the removal of soil or placement of fill on land in an Agricultural Land Reserve without a permit. Municipalities or regional districts may issue these permits but not without the approval of the Commission. The purpose of this Act is to prevent the irreversible debilitation of lands within an ALR. The Commission draws upon the expertise within the Soils Branch of

the Ministry of Agriculture and Food for assistance in the administration of this Act.

The Commission views as vital its role as an independent quasi-judicial body, able to make independent decisions based on the mandate established under the Agricultural Land Commission Act and the Soil Conservation Act.

As well, the Commission feels that it plays an unofficial role as ombudsman and advocate for members of the farm community, promoting the concerns of agriculture in relationship to other land uses. The Commission has long identified the need for open communication and remains committed to encouraging, participating, and if necessary, initiating dialogue amongst resource agencies, various levels of government, members of the farm community, farm organizations, and the general public.

The Commission is of the opinion that since the enactment of the Agricultural Land Commission Act, land management decisions are less often being made on the basis of short term economic considerations, and other factors, which too frequently have been unrelated or contradictory to sound agricultural, environmental, economic, and social land use considerations.

The Agriculture Industry

The primordial basic needs of human beings are food, shelter, and clothing, in roughly that order. It should be recognized that agriculture serves to meet that first basic need. However, it should also be noted that the search for areas suitable for shelter and associated land use provide us with the greatest challenge we have in attempting to preserve our agricultural land.

At the present time British Columbia imports about 40-45% of its food requirements from outside the province. Since B.C.'s agricultural preservation legislation came into effect, the government has been striving to reduce the overall dependency on food imports. Food production has been able to keep up with the population increase. In fact, net production of B.C.'s agricultural products as a percentage of consumption on a per capita basis has increased substantially.

Aside from considerations of our food supply options, it has been recognized that agriculture in B.C. is a viable, dynamic industry in its own right. In employment terms alone, agriculture is the second largest employer in B.C. and the agriculture/food system provides at least one job in five. Furthermore, B.C. farmers produced agricultural products having a farmgate value of $993 million using inputs worth $812 million. After being transported, processed, graded, packaged and marketed, these farm products had a ultimate retail value of about $4 billion.

There is clear evidence that a major segment of the population has been strongly in support of the need to preserve the limited agricultural resource of this province. That resource amounts to only 4.9% of the provincial land area, or about 4.7 million hectares.

Canadians as a whole and British Columbians in particular are coming to the realization that agriculture is an important industry - the most stable in the country. Agriculture is least affected by global economic changes. That means that the value of agricultural production has been the most consistent over the years, and that translates itself into steady employment, investment and products. This stabilizing effect has had beneficial spin-offs on the rest of the economy. As

the population increases, agriculture is guaranteed to increase in scope.

Farmers now, more than ever before, are supportive of the Agricultural Land Reserve and the farm protection legislation because the benefits inherent in delineating and defending a farm community are clearly understood. Creating an Agricultural Land Reserve has had the effect of providing long term stability to the farm community. Farmland is now protected from encroachment of non-farm uses such as housing and industry. This gives a farmer more confidence in investing to improve his land and his operation, making his operation more effective overall.

The Land Commission Act of 1973 was modified and narrowed in scope in 1978 to deal only with agricultural lands and was renamed the Agricultural Land Commission Act. This new Act has realized only one major change since its enactment in 1973, that being the addition of a provision of appeal to the Minister of Agriculture and Food on exclusion applications. Otherwise, the Act has had only minor changes reflecting the popular support for the Commission's mandate.

Objectives of the Commission

The key mandate of the Commission is the preservation of the agricultural land resource base. To fulfill that task the Commission must retain the options for agricultural use. Thus, as long as other users of the land (such as forestry, wildlife, open space and park uses) do not debilitate the land, and do not create significant impacts for neighbouring agricultural uses, then the Commission considers that use as an acceptable means of safeguarding our food producing options.

While taking into consideration unique circumstances, the Commission has developed consistent decision making criteria for applications under the Agricultural Land Commission Act and has placed an emphasis on applying these criteria as fairly as possible. In a province the area of which is 13% greater than the combined areas of the states of Washington, Oregon and California, the identification of all land with agricultural potential, within a short time frame, would have been an insurmountable task had it not been for the existence of the Canada/B.C. Land Inventory classification system for agricultural mapping. That classification system still plays an important role in assisting the Commission in their assessment of the value of land for soil-bound agricultural uses, although increasingly, onsite inspections by staff soils specialists and the Commission, have supplemented that base information. (See Schedule I for a summary of that system.)

An objective of the Commission is to improve and reaffirm the quality of the ALR boundary through review and incorporation of new or better information as it becomes available. To this end, the Commission has for a number of years worked on an enhanced "Fine Tuning" review of ALR areas which warrant re-examination. The Enhanced Fine Tuning Program has confined itself primarily to Vancouver Island and the funding for that program was completed at the end of this fiscal year. The Commission considers it imperative that this function continue, therefore the Commission has embarked on a "Special Projects and Area Review Program" to carry on with the review of the Agricultural Land Reserve boundaries in problem areas of the province.

The Commission has an objective to encourage farming and farmland development through its "Commission Managed Farmland Program". The Commission presently owns about 3,874 hectares

and manages an additional 1,361 hectares of Crown land. These lands are made available to farmers for either purchase, or lease, or lease to purchase, in order to encourage the development and maintenance of farms and the farming community. Provincial support programs such as farm income assurance, enhanced ARDA projects, and farmland taxation relief are examples of the positive approach taken by government to encourage farmland utilization. The Agricultural Land Commission Act is complementary to the long term success of such programs to enhance and develop British Columbia's agricultural industry.

The Commission strives to maintain a spirit of co-operation and a capability to react to the dynamics of a rapidly changing industry and to the pressures upon its land base. To this objective the Commission has reaffirmed the need for input from and a close relationship with local governments, provincial ministries, farm organizations and the public.

The Commission acknowledges that other segments of society have requirements for land in order to accommodate industry, residences, services and recreation. The Commission does not wish to retard the growth or economic well-being of any community or region, and the Commission's objective is to meet a community's legitimate growth needs while protecting our precious and limited store of higher capability agricultural land.

ADMINISTRATION OF THE AGRICULTURAL LAND RESERVE

The Commission deals with the administration of the Agricultural Land Commission Act from two different and distinguishable approaches, yet both are profoundly interrelated. The first is an "action-oriented" approach and

the second is "reaction-oriented". From the action-oriented perspective, the Commission actively works to seek out problem situations and strives to resolve them. From the reaction-oriented perspective, the Commission entertains applications by land owners and local governments pursuant to rights and procedures enshrined in the Agricultural Land Commission Act and Regulations.

The action-oriented approach encompasses several planning programs. In many cases, municipalities or regional districts are the first to identify problem situations within a portion of an ALR and they bring these forward to the Commission for resolution. Although the Commission may be reacting to a problem situation, the program that is developed to rectify the situation is objective and performance bound. In most cases, the Commission actively works with local governments to achieve a result that is mutually satisfying to all those concerned.

That is not to say that the reaction-oriented approach of the Commission does not have its beneficial effect. Individual land owners are entitled under the Act to propose by application to change their land use, to subdivide their land, or to exclude land from or include land into the ALR. The resolution of each application has the positive result of reaffirming or adjusting the ALR in such a way that in most cases, the farming community benefits from any change. The Commission makes the distinction between this aspect of their work and the action-oriented programs because there is always a steady stream of applications that the Commission receives and considers from the standpoint of relatively consistent criteria. This the Commission considers as reactive. The action-oriented approach enables the Commission to review individual applications as a whole, assess the situation, determine problem areas, and initiate special projects and area

reviews that endeavor to resolve whatever problem or problems may exist.

During the fiscal year, the action-oriented approach has included the following activities:

1) Commission Planning Programs
   a) Community Plan Reviews
   b) Zoning Bylaw Reviews
   c) Meetings with Elected Officials, Local Government and Provincial Government Staff, and Special Interest Groups
   d) Special Projects and Area Reviews
   e) Transportation and Utility Corridor Proposal Reviews
   f) Incorporated Area Boundary Restructure Reviews
   g) The Green Zone Program
   h) Publications and Seminars
   i) Policy Reviews
2) the Enhanced Fine Tuning Program;
3) Commission Managed Farmlands Program

These activities and their purposes will be described in greater detail further in this report.

The reaction-oriented approach takes up a clear majority of the Commission's time, however, as was stated earlier, the process is extremely beneficial because every land owner within the ALR has the opportunity to make his problems or wishes known and the Commission has the opportunity to evaluate the merit of each and every application respecting the ALR. Again, further discussion of the processing of applications will be forthcoming in this report.

ACTION-ORIENTED PROGRAMS

1. Commission Planning Programs

(a) Community Plan Reviews

The Agricultural Land Commission considers the review of Community Plans as crucial to the long term success of the agricultural land preservation program. Therefore the Commission has played and will continue to play, a very active role in reviewing these plans throughout the province where the Agricultural Land Reserve is involved.

From an historical perspective, almost every community in B.C. established itself in a location with agricultural potential in order to provide a certain level of agricultural self-sufficiency. Unfortunately for the sake of long-term agriculture, the most easily developable land has been the best for food production purposes. Through increased dialogue between the Commission and local governments, a modicum of success has been achieved in promoting the location of non-agricultural activities such as housing and industry onto non-agricultural or lower capability agricultural lands, such as uplands.

Important in the effort to preserve agricultural land, Section 31 of the Agricultural Land Commission Act invalidates any bylaw of a municipality or regional district if it is inconsistent with the Act, its regulations or an order of the Commission. This section of the Act ensures that local governments prepare Community Plans that respect the ALR boundaries. Quite often however, a constraint to the effective pursuit of

the Commission's mandate has been a lack of firm agricultural policies at the local level. The Commission considers its function with respect to Community Plans to be to review the overall concept of the Plans and to decide whether the plan designation proposed for lands within the ALR is appropriate. Also of importance is the Commission's consideration of the objectives and policies contained in the plan document to ensure that these are consistent with the intent of the Agricultural Land Commission Act. These plans for local community growth should minimize the loss of agricultural lands, provide policies to protect and enhance existing farmland, and not encourage false expectations.

One of the major benefits to be derived from the process of preparing Community Plans has been the realization, by both local governments and the public, that there is adequate land available in any area of the province to accommodate all forms of urban growth without encroaching on agricultural land of good quality. Inherent in this realization is the knowledge that servicing for urban purposes on non-agricultural lands does not have to be an expensive proposition if planned properly. For example, the provision of sewer, water and utility infrastructure on upland areas is not necessarily more expensive if the community that is planned for is large enough to enable economies of scale.

Community Plans that have been reviewed and supported by the Commission have direct and beneficial effects on the Commission's evaluation of applications. Agreement on plan designations and policies will usually result in Commission decisions regarding applications that are consistent with those designations and policies.

Following plan reviews, those lands in an ALR and supported positively by a plan are stabilized as a result. The Commission becomes firmer in these areas. The Commission also knows that its decision on individual applications has, as a basis, a well thought out planning exercise behind it.

The Commission's participation in the review of Community Plans at times leads to block applications being submitted by municipalities or regional districts to have large tracts of land either excluded from or included into the ALR. This Plan Review Program, as well as the Enhanced Fine Tuning Program and General Orders of the Commission, have had the long term benefits of potentially reducing hundreds of individual applications.

The following is a list of most of the Community (OCP) and Settlement (OSP) Plans that had major reviews carried out by the Commission during fiscal year 1985 - 1986 with respect to their impact on the ALR:

Bulkley Nechako Regional District
- Vanderhoof OCP

Capital Regional District
- Langford OCP
- Metchosin OCP

Central Coast Regional District
- Bella Coola Valley OSP

Central Fraser Valley Regional District
- District of Abbotsford OCP
- Sumas Mountain OSP

Regional District of Central Kootenay
- Village of Salmo OCP

Regional District of Central Okanagan
- Kelowna OCP

Regional District of Comox Strathcona
Campbell River Area OSP

Regional District of East Kootenay
Fairmont Hot Springs OSP

Regional District of Fraser Cheam
Electoral Areas B & C OSP
Village of Harrison Hot Springs OCP

Regional District of Fraser Fort George
City of Prince George OCP

Greater Vancouver Regional District
Delta OCP
North East Coquitlam Area Plan
Port Coquitlam OCP

Regional District of Nanaimo
Arrowsmith-Benson OSP
Cedar-Cranberry Bright OSP
East Wellington/Pleasant Valley/
Lantzville OSP
French Creek OSP
Nanoose-Englishman River OSP
Shaw Hill-Deep Bay OSP

Regional District of North Okanagan
Amendments to City of Enderby OCP
Lumby OCP

Okanagan Similkameen Regional District
Chain, Link and Osprey Lakes OSP
Summerland OCP
Tulameen - Coldstream OSP

Peace River Liard Regional District
Amendment to the Chetwynd Rural Area OSP
Dawson Creek Rural Area OSP
Fort St. John Rural Area OSP

Thompson Nicola Regional District
Kamloops Southern Fringe Area OSP

(b) Zoning Bylaw Reviews

As with Community Plans, the Commission also reviews

existing and proposed zoning bylaws of local governments. Even though Section 31 of the Agricultural Land Commission Act prevails, the Commission has discovered that many zoning bylaws are outdated and have not been amended to reflect the ALR boundaries since enactment of the Agricultural Land Commission Act in 1973. Not only do some of these errant bylaws not reflect the ALR boundaries, but they do not respect their own Official Community Plan. Unfortunately, landowners who view the zoning on their property, may be given false expectations as to what is permitted with their land. This causes great concern for the Commission, and as such, greater emphasis will be placed in upcoming years to pursue the review of zoning bylaws throughout the province in order to bring them into conformity with the Agricultural Land Commission Act.

(c) Meetings with Elected Officials, Local Government and Provincial Government Staff, and Special Interest Groups

As a means of achieving its numerous action-oriented programs, the Commission attempts to meet with as many elected officials throughout the province as budget and time constraints allow. The purpose of these meetings is to reaffirm long established working relationships and to stress the importance of considering the ALR in formulating planning goals and policies. Over the years, a great deal of success has been achieved at these meetings and co-operation is now an accepted fact of life.

Some of the elected officials that met with the Commission in 1985-86 included representatives from the Councils of Port Coquitlam, Maple Ridge, Matsqui,

Chilliwack, Delta, Richmond, Enderby and Summerland. The Commission met with the Board of Directors of the Regional Districts of East Kootenay, Peace River Liard, Fraser Cheam, and Columbia Shuswap. As well, the Commission was represented at the Union of B.C. Municipalities annual convention.

The Commission attended the annual conventions of the B.C. Fruit Grower's Association and the Federation of Agriculture. In addition, a meeting was held with the Chairman and Vice-Chairman of the B.C. Fruit Grower's Association and two meetings were held with the Land Use Committee of the Federation of Agriculture to discuss homesite severance and other policy issues.

(d) Special Projects and Area Reviews

Sometimes as an outcome of Plan reviews, and sometimes as an initiative of the Commission due to inordinate numbers of localized applications, special projects and sub-area municipal and electoral area ALR reviews are carried out similar to the fine tuning program, but on a smaller scale. These reviews tackle specific problem situations where non-agricultural land uses, excessive subdivision, poor agricultural capability or any of a number of other problems necessitates a specific review of an area. Examples of such special projects and reviews in 1985-86 were as follows:

-the revitalization of the Burnaby Big Bend ALR Review
-the finalization of the Maple Ridge ALR Review
-the Elphinstone ALR Review near Gibsons
-the West Howe Sound ALR Review
-the Ootishenia ALR Review near Castlegar
-the Summerland ALR Review

-the Hazelmere Valley ALR Review in Surrey
-the Hamilton Area ALR Review in Richmond
-the Southlands Planning Study Review in Vancouver
-the Westbank Waste Management Plan Review
-the Vernon Waste Management Plan Review
-the Baynes Sound Foreshore Plan Review near Denman Island

(e) Transportation and Utility Corridor Proposal Reviews

The Commission involves itself in decision making reviews concerning major transportation and other linear corridors such as proposed highway routings, local road networks, and power lines. These reviews are similar to the Commission's involvement with community plans and bylaws. The Commission attempts to ensure that these transportation corridors are located in such a manner as to have minimal impact on ALR land.

Although the Annacis Crossing of the Fraser River was approved by the Commission in previous years, the finalization of road connectors to and interchanges at the Annacis alignment was approved during the year under review. The Commission also approved the Merritt to Kamloops and Merritt to the Okanagan extension to the Coquihalla Highway this past year. As well, the Commission reviewed interchange upgrading proposals for the Trans Canada Highway in the Fraser Valley.

(f) Incorporated Area Boundary Restructure Reviews

The Commission reviews incorporated area boundary restructure proposals that are submitted to the Ministry of Municipal Affairs. The Commission is given an opportunity to comment on these proposals in order to make recommendations and suggest changes prior to final approval. Again, these are similar to Plan Reviews

because municipal boundary expansions quite often affect ALR lands, and the Commission prefers to examine these proposals in light of Community Plans that are officially adopted.

Boundary restructures were reviewed in 1985 - 86 for the municipalities of Okanagan Landing (proposed), Vanderhoof, Gibsons, Enderby, Fort St. James and Cranbrook.

(g) The Green Zone Program

As another action-oriented activity, the Commission continued its involvement and support for the Ministry of Agriculture and Food's Green Zone Program during 1985 - 86. The Program's primary objective is to develop means through which the potential for conflict between agriculture and non agricultural land uses is lessened and to assure farmers of their right to legitimately farm lands without fear or reprisal or interference from non farm uses. Intensive agriculture related to the production of manure is currently the primary concern of the Program. This conflict resolution will have the benefits of enhancing the use of the Agricultural Land Reserves as an agricultural resource in the long term and providing further opportunities for people to farm.

The work of the Green Zone Committee, made up of representatives of the Ministry of Agriculture and Food, Federation of Agriculture, and Commission staff, has been of long standing interest. This is particularly so since the Commission has to deal with conflicts between agriculture and non-agricultural land uses along the

urban/rural interface and the impact of subdivision and non-farm use within the ALR on an almost daily basis. Through its review of community plans and bylaws, the Commission has seen some sincere efforts by local governments to provide reasonable regulations for intensive agriculture. However, there exists considerable inconsistency in approach and some local governments have sought outright prohibition of intensive agriculture within the ALR. Other suggestions to buffer differing land uses, if implemented, could take out of production considerable amounts of agricultural land. This can obviously lead to instabilities in the agricultural industry which may in turn be translated into lost economic opportunities for the province and a lessening of the possibility of British Columbia achieving higher levels of self-sufficiency in food production.

During the last year the Commission has met with the Co-ordinator of the Green Zone Program on several occasions and once with the full Committee to discuss the program. To achieve its objectives the Committee has concentrated its efforts on the following interrelated concerns:

1. amendments to the non-conforming use section of the Municipal Act;
2. development of an intensive agricultural section for inclusion in the Municipal Act;
3. regulations to complement the new intensive agriculture section of the Municipal Act;
4. development of agricultural protection legislation;
5. an agricultural code of practice; and
6. the development of educational material concerning intensive agriculture to be directed at the non-farming public.

The Commission supports these efforts to come to grips with a difficult land use issue and recognizes that each element in the program together forms a complementary package. During the last year the first two parts of the program, as listed above, saw legislative results as part of substantial amendments to the Municipal Act. The Commission wishes to acknowledge the efforts in this regard by both the Ministry of Municipal Affairs and the Ministry of Agriculture and Food. It is hoped that the regulations required to implement the intensive agriculture legislation will soon be in place and that the remaining elements of the package are pursued forthwith.

With preliminary work now completed and the intensive agriculture legislation in place, the actual implementation of the various elements of the program throughout the various municipalities is anticipated to be a very time consuming effort. In particular, it will require the direct involvement of local governments and other land management agencies. The Commission does not take this task lightly and therefore has allocated a considerable amount of staff time to this project.

The Commission views this program as complementary to its efforts. Further, it should aid in bridging the land use gap between local governments and the province with respect to agricultural land preservation and use since local governments will play an important role in implementing the program's objectives.

(h) Publications and Seminars

In November of 1982 the Commission and the Ministry of Municipal Affairs jointly published a booklet entitled "A Guide To The Relationship Between Agricultural Land Reserves and Local Government Plans and Bylaws". This publication has been very effective in assisting local governments in the preparation of Settlement and Community Plans and their implementing bylaws. The contents of this document have made local administrators and planners cognizant of the Agricultural Land Commission Act and its implications to local growth management strategies. Preparation of this guide was an action-oriented activity by the Commission and Municipal Affairs that helped to alleviate a significant problem that seemed to persist with respect to local community planning. During 1985 - 86 the Commission and the Ministry of Municipal Affairs worked on updating the guide to reflect changes in the amended Municipal Act.

Because the Commission consciously retains only a very small staff complement, it relies heavily on other agencies for information and assistance in administering the Agricultural Land Commission Act and its regulations. The Commission views this as a beneficial activity that helps to avoid duplication of effort and promotes co-operation and dialogue among the various agencies that deal with agricultural land in B.C. In February and March of 1985, the Commission published a handbook which was presented to local officials and personnel of various ministries in a series of seminars throughout the Province. The handbook is a compendium of all information any government official at any level needs to have to understand the legislation, regulations, procedures, and policies with respect to the Agricultural

Land Reserve. The beneficial effects of producing this handbook have been seen in this fiscal year. Applications that are vetted through municipalities and regional districts are arriving at the Commission office with more complete and significant details. The handbook has enabled many more people to become more knowledgeable about the Agricultural Land Reserves and the Commission that administers that Reserve.

(i) Policy Reviews

During 1985-86, the Commission carried out an exhaustive review of its "Homesite Severance Policy". This policy is aimed at providing an opportunity for farmers, who had lived on the land at the time of the original farmland preservation program, to subdivide from their farm a retirement homesite at the time of sale of the farm and thereby remain, for a time, as residents in the farm community. Conditions for subdivision approval under the policy are strict: the owner must have been in occupation of the homesite since 21st December 1972; homesite subdivision is permitted once only at the time of sale of the farm; homesites must be a minimal size; homesites must not be sold for a period of five years. The Commission has now dropped the requirement that the purchaser of the farm must be given right-of-first refusal on the homesite lot. In the Commission's experience, the right-of-first refusal was seldom, if ever, exercised and in an effort to reduce costs and administrative delays, that requirement has been dropped.

2. The Enhanced Fine Tuning Program

In the spring of 1980, the Commission embarked on its "Enhanced Fine Tuning Program" which was designed to review thousands of hectares of land in B.C., primarily on the East Coast of Vancouver Island, for the purpose of rationalizing the ALR boundaries. The funding for that program ended in March of 1986.

The purpose of this fine tuning review was to determine which lands, that are presently outside the ALR, have the potential for agricultural use, and which lands have very limited possibilities that are within the ALR. The end result of the fine tuning process was a series of applications by the Commission to the Lieutenant-Governor in Council for the addition of lands to, and the exclusion of lands from the ALR.

The Enhanced Fine Tuning Program was a joint project of the Provincial Agricultural Land Commission, the Soils Branch of the Ministry of Agriculture and Food, and the Surveys and Resource Mapping Branch of the Ministry of Environment. The program was divided into three components: (1) the Vancouver Island soil survey; (2) the transformation of information collected onto evaluation maps and reports on soils, climate, water availability and new agricultural capability; and (3) Agricultural Land Reserve boundary reviews. The Commission was responsible for the third component, and was conducting ALR reviews not only on Vancouver Island, but in other problem areas throughout the province as well.

Funding for the project was provided by the Ministry of Agriculture and Food. The majority of the fund went to the soil survey component and a smaller portion of the fund went to the Commission.

During the fiscal year 1985-86, several fine tuning projects were considered by Cabinet. Final decisions were made on three area reviews in the Regional Districts of Cowichan Valley and Nanaimo, namely, Cowichan Valley Electoral Areas E & F, East Wellington/Pleasant Valley/Lantzville, and Nanoose Bay. A total of 1943 hectares were excluded from the Reserve and a total of 190 hectares were included into the ALR in these three study areas.

A fine tuning review of the French Creek/Coombs area of the Regional District of Nanaimo led to a proposal by the Commission to exclude 354 hectares and include 919 hectares. A major portion of the work was completed in 1985-86 for the Shaw Hill/Deep Bay area of the Regional District of Nanaimo and this culminated in a proposal by the Commission to exclude 1,410 hectares and include 865 hectares.

As well, a proposal to exclude 2,151 hectares and include 1,036 hectares was submitted by the Commission to the Lieutenant-Governor in Council during 1985-86 for the Pemberton area of the Squamish Lillooet Regional District.

Throughout these fine tuning reviews, every effort was made to render a land use and resource-based decision without reference to the ownership factor.

TABLE NO. 1
ENHANCED FINE TUNING PROJECTS
1980 - 1986

Regional District and Project Name	No. of Ha Reviewed	Date O.I.C. Signed	No. of Ha Included into ALR	No. of Ha Excluded from ALR
Powell River				
Powell River	13,750	05 Nov/81	488	1,579
Bulkley Nechako				
Lake Kathlyn	7,500	24 Aug/83	—	855
Central Kootenay				
Thrums	3,250	13 July/84	28	274
Columbia Shuswap				
Blind Bay	5,350	28 Nov/84	102	208
Cowichan Valley				
Saltair/Chemainus	1,500	21 May/81	186	30
Cowichan Valley (Areas A,B,C)	10,000	18 Apr/84	37	729
Cowichan Valley (Area H)	6,000	13 Feb/85	4	186
North Cowichan	17,500	13 Feb/85	63	1,031
Cowichan Valley (Area E,F)	8,725	03 July/85	5	1,115
Nanaimo				
Cedar	11,000	13 Feb/85	190	516
E Wellington/ P.V./Lantzville	10,725	31 July/85	28	277
Nanoose Bay	6,000	31 July/85	157	551
French Creek/Coombs	18,725	-pending-	(919)	(354)
Shaw Hill/Deep Bay	17,975	-pending-	(865)	(1,410)
Squamish Lillooet				
Pemberton	20,000	in progress	(834)	(2,151)
	158,000		1,288 (2,618)	7,351 (3,915)

Table 1 provides a breakdown of the Enhanced Fine Tuning Projects and the resulting hectarages that were included and excluded. By 31 March 1986, a total of 158,000 hectares had been reviewed, with 7,351 hectares excluded from the ALR and 1,288 hectares included into the ALR.

In addition to amending and rationalizing the ALR boundaries, the Enhanced Fine Tuning Program provided biophysical data that was mapped for all of the 158,000 hectares that were reviewed. The data that was mapped on Vancouver Island included the following:

1) Soils
2) Agricultural Capability
3) Agricultural Soil Management Groups
4) Irrigation Water Requirements
5) Soils Susceptible to Inundation and/or High Water Tables, and
6) Surface Soil Erosion Potential.

Elsewhere, soils and agricultural capability maps were utilized in the reviews.

The Enhanced Fine Tuning Program has worked well and has been successful in achieving its objectives. It has fine tuned the ALR boundaries and has had the positive effect of reducing applications in those areas that were fine tuned. There is still some tidying up to do in some areas and there is still a substantial amount of technical information collected and mapped which the Commission has yet to be able to apply to the ALR boundaries. In particular, the Program generated new mapping in the Alb[illegible]ni and North Saanich areas which the Commission has not had the opportunity to analyze.

The Commission's commitment to fine tuning the Agricultural Land Reserve boundary throughout the province is basic policy, not only in the interest of fairness to individual land owners, but also in terms of improving the inventory of B.C.'s agricultural land resource. There are still numerous areas throughout the province where ALR reviews are being sought and these reviews are justifiable. As was stated earlier, funding for the Enhanced Fine Tuning Program expired, but the Commission hopes to be able to retain the three fine tuning staff positions in order to apply their expertise to carry on with ALR reviews utilizing existing agricultural capability mapping without the necessity of preparing new mapping on a wholesale basis. Isolated areas which are deemed to have inadequate agricultural capability mapping could be remapped using the resources of the Soils Branch or by the staff agrologist on an individual basis to serve as the groundwork for the review process.

Since its inception, the Commission has been carrying out a fine tuning function. At first it was provided by consultants and recently by fine tuning staff. The Commission hopes to incorporate the fine tuning staff into their action-oriented Special Projects and Area Reviews Program in order to carry on with the necessary fine tuning in other parts of the Province. The Commission considers it essential to retain their regular planning staff on planning activities that respond to demands of local governments, whilst the fine tuning staff can carry out the Special Projects and Area Reviews. This is perceived by the Commission as a requisite action-oriented activity which will continue to create a credible and defensible ALR throughout the province.

3. Commission Managed Farmlands Program

Another action-oriented activity aimed at encouraging the development of farmland and farming enterprises is the Commission's Managed Farmlands Program. As stated earlier, the Commission presently owns 3,874 hectares of farmland in various parts of the province and as policy the Commission has been actively soliciting the sale of these properties in order to convert them to private ownership. Last year the Commission sold five properties deriving $1.7 million in revenue.

The Commission, with the assistance of the Property Management Branch of the Ministry of Agriculture and Food, also manages 1,361 hectares of Crown owned lands which consists of highway remnants and greenbelt lands. A full review of these lands was initiated last year and properties are being identified for possible option to purchase, by way of right-of-first refusal given to existing tenants.

The Commission and the Property Management Branch hope to be able to conduct a rental review of the lands under their administrative and management control in order to ensure that fair market value for the leased properties is being obtained. Unfortunately the Program suffers from inadequate staff resources and a backlog of work has accumulated. Last year, rental and interest income from the lease of these properties amounted to over $500,000.

REACTION-ORIENTED PROGRAMS

1. Processing Branch

As was mentioned earlier in this report, the Processing Branch's responsibilities are the reaction-oriented elements of the Commission's workload. This sector of the administration of the Agricultural Land Reserve continues to take up a high percentage of staff and Commission time. Staff in particular devote a lot of time in application research and processing.

As with any form of regulation or zoning, objections to the restrictions are a reality and the Agricultural Land Commission Act and Regulations provide for land owners to apply to the Commission to do any of a number of actions, which fall, generally, into the following categories:

a) exclude land from the ALR;
b) include land into the ALR;
c) subdivide land within the ALR; or
d) change land use within the ALR.

Since 1980, the Processing Branch staff, along with the Planning Branch staff, have been assigned their responsibilities on a regional basis. For the purpose of processing applications, the province has been divided into six geographic regions, with a staff person assigned to each. This has enabled staff to become more familiar with a particular region and experience has shown this has assisted the Commission in making better-informed decisions. As well, this has expedited the processing of applications and has allowed staff to liaise better with local government individuals and the public.

As can be noticed in the statistics summarized in Schedule II, the volume of applications to the Commission for calendar year 1985 has dropped from previous years. This trend is expected to continue as the general quality of the ALR improves through the Commission's action-oriented planning programs and special projects and area reviews. It should be noted however, that while the number of applications has decreased, the amount of time spent on each individual application has increased significantly. In early years of the Commission's work, many applications appeared to be fairly straight forward, but over the years, a number of influencing factors and circumstances have tended to make the applications more complex. Increasingly, more reviews of Official Community Plans have been carried out by the Commission throughout the Province, and the resolutions of the Commission and the policy implications have to be analyzed. There could have been an earlier ALR area review carried out by the Commission which would have a bearing on an application. Over the years also, the volume of adjacent and nearby applications continue to grow, and the Commission needs to be kept apprised of previous decisions in order to determine if there are any local trends that are emerging from these applications. All of these plan reviews and analyses of previous decisions needs to be investigated in order to ensure that the Commission remains consistent in their decision making. All this invariably leads to more time being spent researching individual applications. In addition, it has been estimated that one in five applications goes back for reconsideration at least once, with new information provided by the applicant, and this adds to the staff and Commission time required.

Most of the applications considered by the Commission did not fall into the exclusion or inclusion categories, but rather, were requests for subdivision or non-farm developments within the ALR. In many cases, financial difficulties were cited as the primary reason for the application, with applicants hoping that the requested approvals would provide sufficient capital to remain in business. These hardship cases provided a difficult element to the Commission's decision making. Another reason often stated for submitting an application is to provide residential or farm property for family members who otherwise could not afford to purchase property on their own. The Commission feels that the downturn in the provincial economy over the last several years has caused the increase in applications that are prompted by hardship and economic necessity.

2. Soil Conservation Act

Administration of the Soil Conservation Act is considered by the Commission to be a reaction-oriented activity. The Commission has no staff that perform a watchdog function, actively inspecting ALR's throughout the Province looking for infractions to this Act. Although the Ministry of Agriculture and Food has appointed several employees as inspectors pursuant to the Act, the Commission depends on local governments to be cognizant of the Act, to appoint enforcement officers, and to perform that surveillance function and advise the Commission of possible infractions.

The Commission's main concerns when considering applications to remove soil or place fill are as follows:

a) will the activity cause danger to adjacent lands, structures or rights-of-way;
b) will the activity adversely affect the flow of water on the land;
c) will the activity make the land unsuitable for agriculture; and
d) will the activity adversely affect farming on adjacent land.

Quite often, when issuing a permit, the Commission will require that the land be rehabilitated to its original condition or to a state acceptable to the Commission.

THE COMMISSION'S PROGRAMS FOR 1986 - 87

1) The Commission hopes to affect greater priority to the Special Projects and Area Reviews Program in order to rationalize the ALR boundaries throughout the Province.

2) The Commission plans on continuing its program of meeting with local governments as time and resources allow to facilitate an improved understanding of mutual concerns especially as they affect planning programs in progress.

3) The Commission plans on reviewing zoning bylaws through out the province where they affect the ALR and are invalid and/or outdated, and on working with municipalities and regional districts to amend these bylaws to conform with the Agricultural Land Commission legislation in order to avoid false expectations of landowners.

4) The Commission, with the assistance of the Property Management Branch, intends on conducting a rental review of the lands under its administrative and management control in order to ensure that fair market value for the leased properties is being obtained.

PROVINCIAL AGRICULTURAL LAND COMMISSION STAFF - 31 MARCH 1986

Robert P. Murdoch
General Manager

ADMINISTRATIVE SUPPORT BRANCH

M. Jean Sherwood, Executive Secretary

Kay Johnson
Sherrill Olson
Rose Langston
Patricia Redman

PLANNING, PROCESSING AND TECHNICAL BRANCH

Jim P. Plotnikoff, Director

Planning Branch

Mark Gillis
Barry Smith

Research and Processing Branch

Raymond Candy
Colin Fry
Shirley Brightman
Martin Hilmer
Brian Underhill
Brenda Felker
Everett Lew

Mapping Branch

Barbara Snyder

SOILS AND PROPERTY MANAGEMENT BRANCH

KIRK B. MILLER, DIRECTOR

SOILS BRANCH

Brian McBride, Agrologist

FINE TUNING BRANCH

J. Jay Simons - Planner
Elizabeth Zweck von Zweckenburg - Agrologist
Gordon Bednard - Technical Assistant

PROVINCIAL AGRICULTURAL LAND COMMISSION
FINANCIAL REPORT
FOR THE YEAR ENDED 31 MARCH 1986

STATEMENT OF REVIEW

Income received and credited to the consolidated revenue fund of the Province of British Columbia was as follows:

	1985/86	1984/85
Sale of properties (Note 4)	$1,680,124	$ —
Property Management Program:		
Rental Income	421,756	387,553
Interest Income	96,375	90,278
Other Income	11,851	10,883
	2,210,106	488,714
Accrued Income Adjustment	13,015	23,749
Total Income Accrual Basis	$2,223,121	$ 312,463

STATEMENT OF EXPENDITURE

Description	Administr.	Commissioners	Burnaby Fine Tuning	Total 85/86	Total 84/85
Salaries & Benefits	$643,761	$ —	$105,565	$ 749,326	$701,732
Fees & Allowances	—	44,750	4,300	49,050	46,428
Professional Services	32,314	—	1,093	33,407	29,108
Travel	17,444	33,565	7,584	58,593	42,580
Communications	24,315	—	—	24,315	20,913
Office	13,203	—	56	13,259	19,764
Furniture & Equipment	4,713	—	3,095	7,808	5,664
Materials & Supplies	4,892	—	313	5,205	5,793
Rent	197,765	—	228	197,993	615
Grants	—	—	—	—	18,146
Computer Equipment	5,887	—	—	5,887	—
Other	2,406	—	—	2,406	—
	$946,700	$ 78,315	$122,234	$1,147,249	$890,743

Approved by the Commission

I. D. Paton, Chairman

R. P. Murdoch, General Manager

PROVINCIAL AGRICULTURAL LAND COMMISSION
NOTES TO FINANCIAL REPORT
FOR THE YEAR ENDED 31 MARCH 1986

Notes:

1. Assets - Land, Buildings and Loans Receivable

Estimated market values for Commission owned and administered properties at 31 March 1986 were as follows:

	85/86	84/85
Land Values	$32,892,501	$35,760,377
Building Values:		
- Government owned	1,599,449	2,697,054
- Lessee owned	2,363,463	2,515,739
Improvement Loans Receivable	785,178	759,860
	$37,640,591	$41,733,030

2. Contingent Liabilities

The Agricultural Land Commission requirement to purchase lessee improvements in the event of lessee terminations generated the following contingent liabilities:

	85/86	84/85
Land Improvements	$ 776,035	$ 804,541
Buildings	2,363,463	2,515,739
	$3,139,498	$ 3,320,280

3. Accrued Receivables

	85/86	84/85
Accrued Rent	$ 66,227	$ 53,794
Accrued Taxes	12,191	2,245
Accrued Interest	4,347	1,520
	$ 82,765	$ 57,559

PROVINCIAL AGRICULTURAL LAND COMMISSION
NOTES TO FINANCIAL REPORT
FOR THE YEAR ENDED 31 MARCH 1986

4. Sale of Properties and Compensation Payments for the year ended 31 March 1986

		Gross Sale	Compensation	Net of Compensation	Add Net Adjustments	Proceeds
No.18(a)	Sprangers	$ 960,933	$144,933	$ 816,000	$ 8,188	$ 824,188
No.42	Onnes	160,000	21,820	138,180	19,545	157,725
No.22.9	Gruening	248,500	—	248,500	1,401	249,901
No.22.13	Murphy	200,000	21,684	178,316	2,089	180,405
No.6	Cloverdale Lettuce	292,530	—	292,530	(1,148)	291,382
		$1,861,963	$188,437	$1,673,526	$30,075	$1,703,601
Deduct: Rent & taxes transferred to Property Management						23,477
						$1,680,124

Proceeds received from Spranger includes $8,188 not transferred to Property Management as at 31 March 1986.

5. The financial statement reflects two policy changes for fiscal year 1986;

a) Building occupancy costs, formerly included within Management Services, are now allocated to the Agricultural Land Commission.

b) Interest is charged by Property Management on overdue lease payments.

Schedule I

LAND CAPABILITY CLASSIFICATION FOR AGRICULTURE IN BRITISH COLUMBIA

The Commission review of applications is closely tied to the "Land Capability Classification for Agriculture in British Columbia". This classification system determines the land's capability for agricultural uses by assessing both the soil and climate limitations. As the thermal limitations cannot be improved, the climate will determine the range of crops possible in an area, while the soil limitation describes the type and level of management practices required.

In this classification system, organic and mineral soils are grouped into seven classes according to their potentials and limitations for agricultural use. In general, the yield or range of crops decreases and the intensity of management increases from class 1 to class 7.

The following is a summary of the capability classes.

Capability Classes

Class 1	These soils are able to support the widest range of crops and have either no or very slight limitations to agricultural production.
Class 2	These soils have minor limitations which slightly restrict the range of crops or require good on-going management practices.

Class 3	These soils have moderate limitations which restrict the choice of suitable crops and/or require moderately intensive on-going management practices.
Class 4	These soils have limitations that severely restrict the range of crops or their area is suited only to a few specialized crops and requires specialized on-going management practices.
Class 5	These soils have limitations that restrict their area to the production of perennial forage crops.
Class 6	These soils are considered non-arable and only have potential for native or uncultivated forage crops.
Class 7	These soils are non-arable and have no potential for agriculture.

The Agricultural Land Reserve areas throughout the Province have been delineated on the basis of maps produced from this classification system. The Commission continues to use these maps as a general guide when formulating decisions on various applications and agricultural land use matters.

Several other factors are also considered such as site suitability, surrounding land uses, and community growth plans and policies. As well, the impact a proposal may have on adjacent properties or the integrity of the farming community is taken into consideration.

One of the bar charts used in Schedule II groups the agricultural capability classes into four separate categories for statistical purposes:

Prime - Class 1 to 3
the agricultural capability unit consists totally of Class 1 to 3 inclusive
e.g. $2^7 - 3^3$

Prime Dominant Complex - Class 1 to 3 Dominant
the major portion (over 50%) of the agricultural capability unit is the prime category
e.g. $3^6 - 5^4$

Prime Subordinate Complex - Class 1 to 3 Subordinate
the lesser portion (less than 50%) of the agricultural capability unit is in the prime
e.g. $5^6 - 3^4$

Secondary - Class 4 to 7
the agricultural capability unit consists totally of Class 4 - 7 (including complex if the unit is 4 or poorer)
e.g. $5^6 - 4^3 - 6^1$

In cases where the agricultural capability units indicate a Class 1 to 3 inclusive as 50% (e.g. $3^5 - 4^3 - 5^2$), one half of the area is categorized as prime and one half as secondary.

SUMMARY OF A.L.R. STATISTICS FOR 1985

All statistics based on calendar year

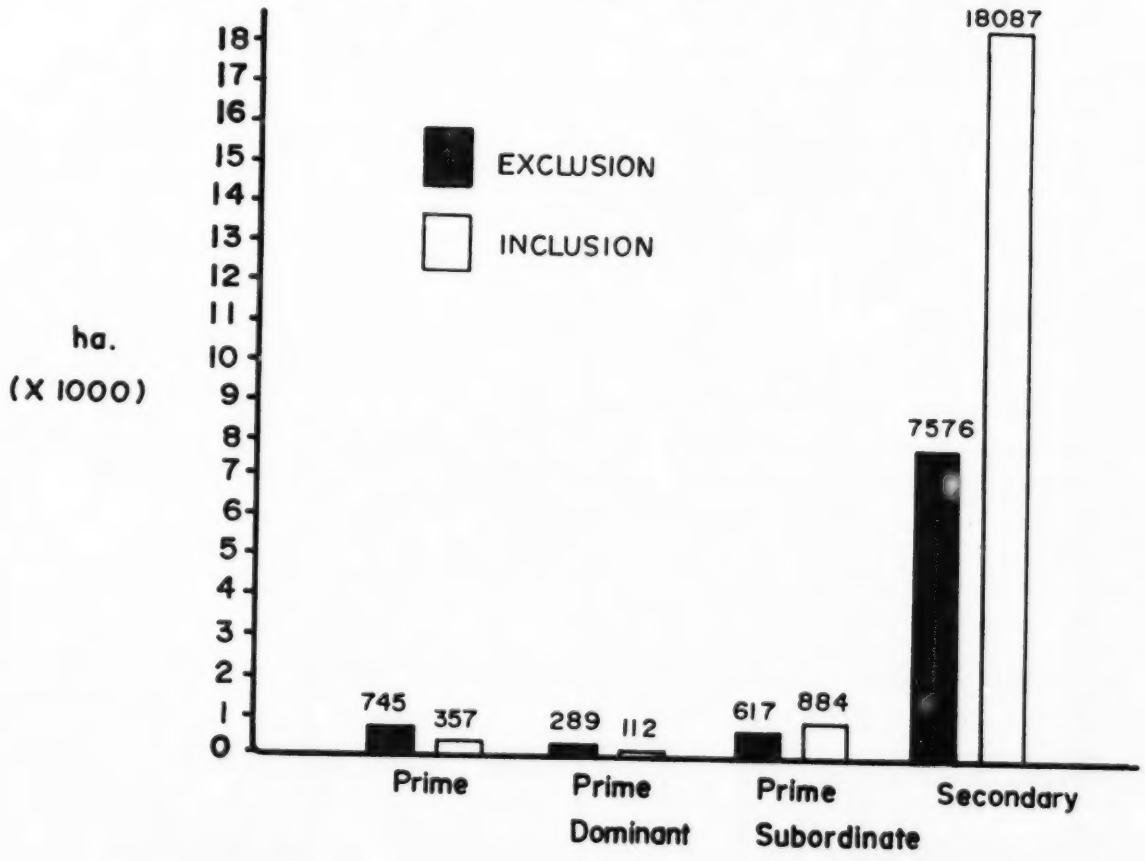
Area of land in the A.L.R.
(January 1, 1986) 4,696,674 ha.

Total number of applications received
(January 1, 1985 - December 31, 1985) 940

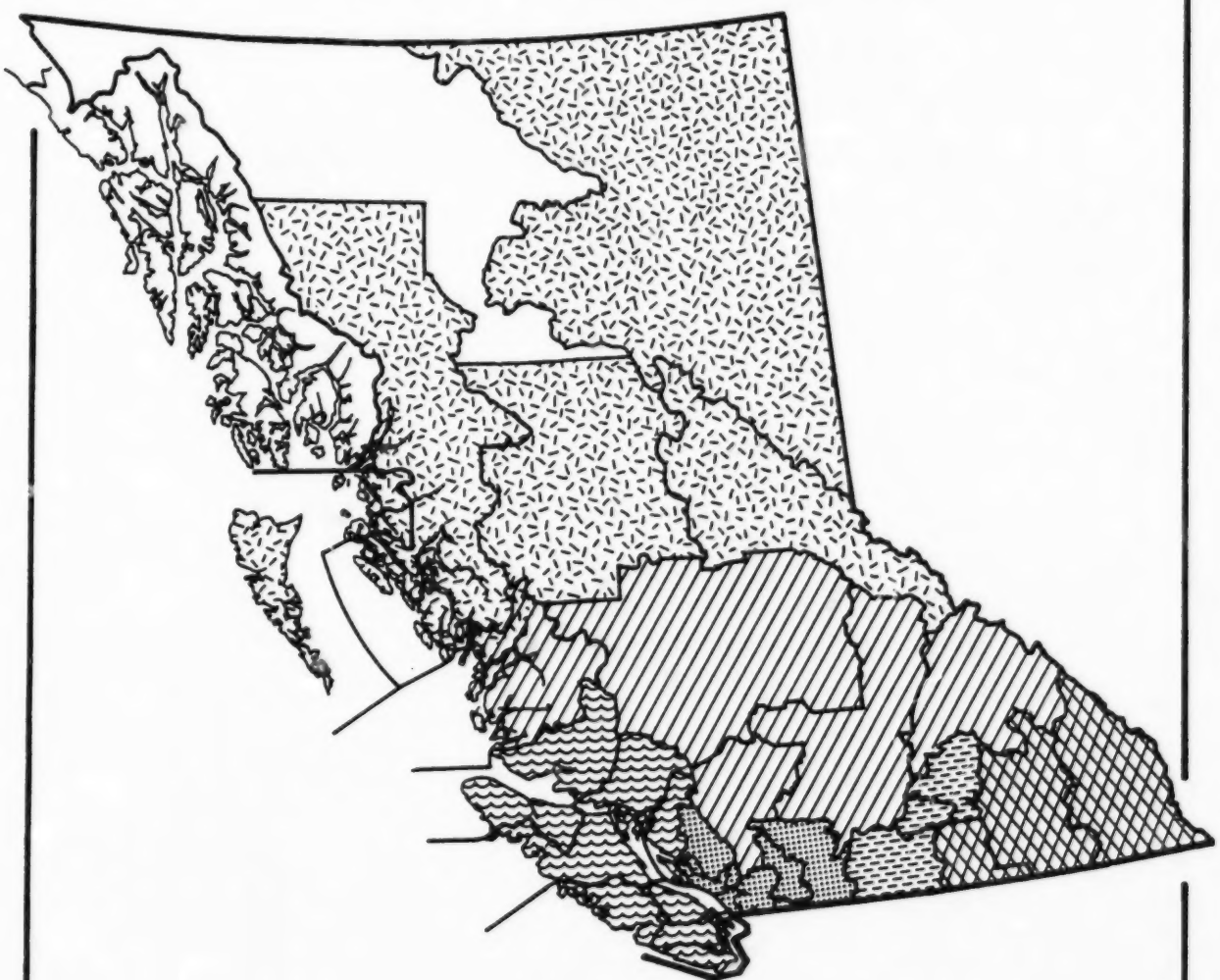
Total area Excluded (1985) 9227 ha.

Total area Included (1985) 19,440 ha.

AGRICULTURAL CAPABILITY OF AREAS INCLUDED AND / OR EXCLUDED



ADMINISTRATIVE REGIONS BY REGIONAL DISTRICT



NORTHERN REGION

CENTRAL INTERIOR REGION

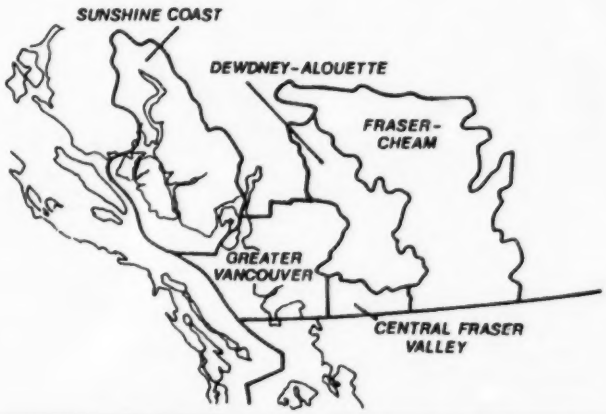
OKANAGAN REGION

KOOTENAY REGION

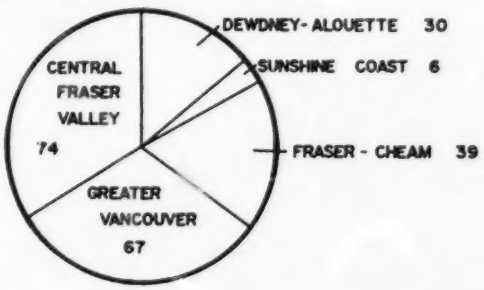
LOWER MAINLAND REGION

VANCOUVER ISLAND REGION

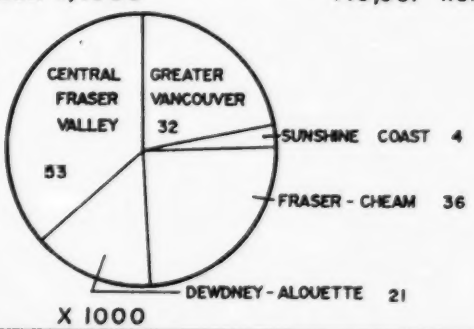
LOWER MAINLAND REGION 1985



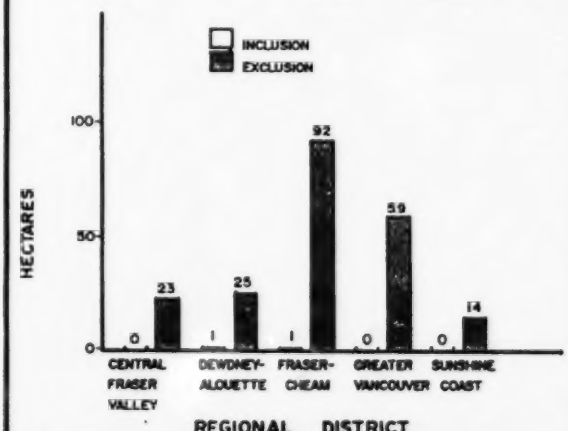
TOTAL NUMBER OF APPLICATIONS RECEIVED 216



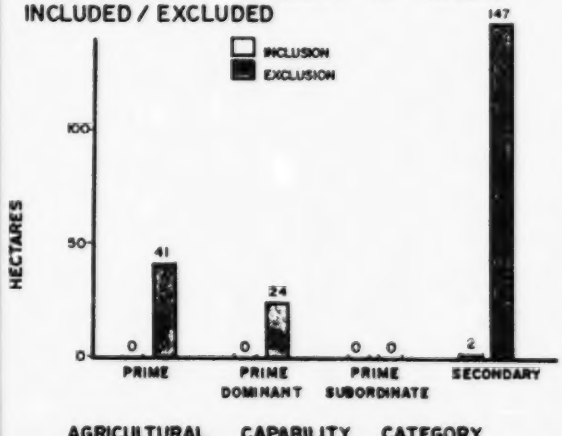
AREA OF LAND IN THE A.L.R. JAN. 1, 1986 145,661 ha.



TOTAL AREA INCLUDED / EXCLUDED

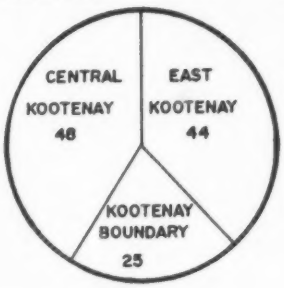


AGRICULTURAL CAPABILITY OF AREAS INCLUDED / EXCLUDED

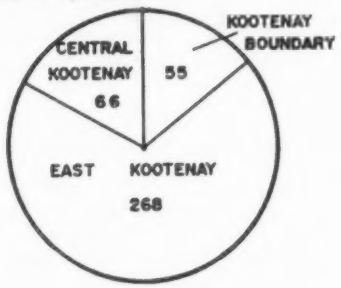


KOOTENAY REGION 1985

TOTAL NUMBER OF APPLICATIONS RECEIVED 117



AREA OF LAND IN THE A.L.R. JAN. 1, 1986 389,161 ha.



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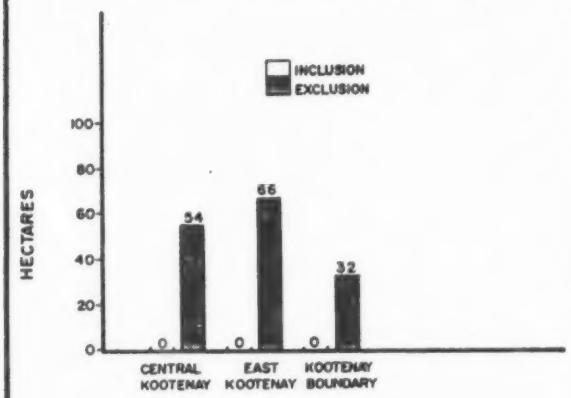
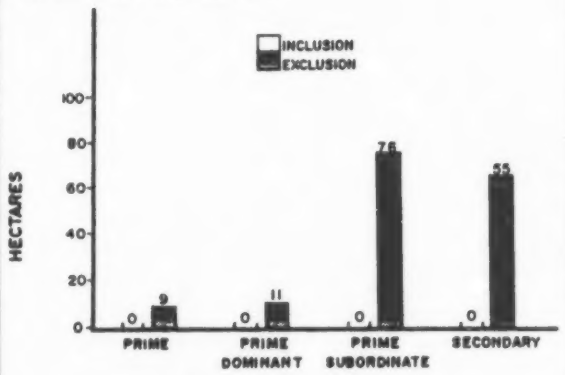
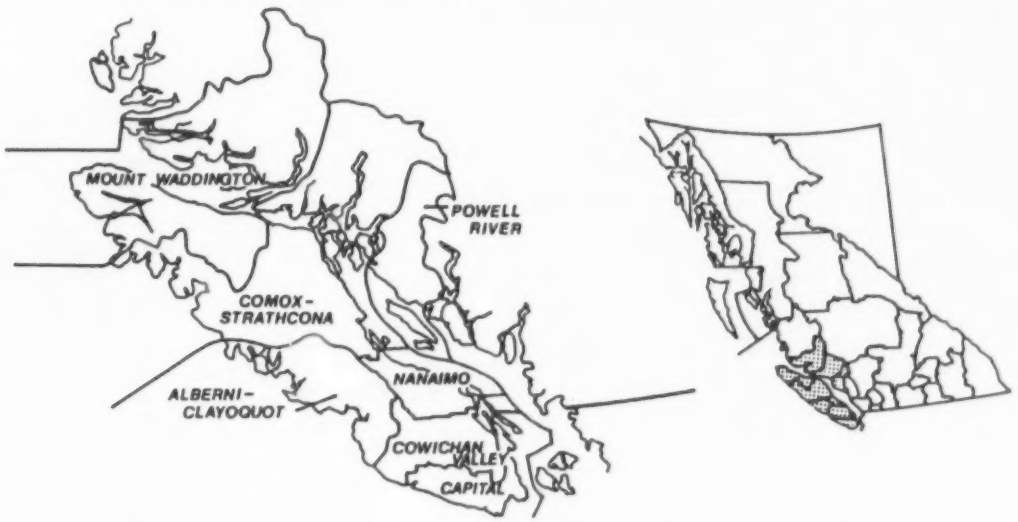
TOTAL AREA INCLUDED / EXCLUDED



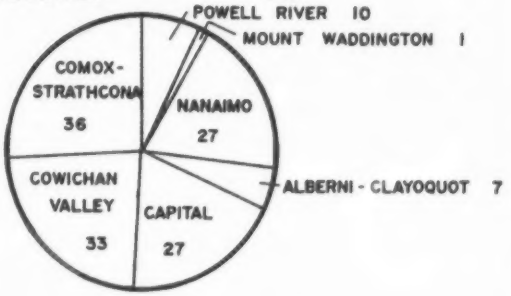
AGRICULTURAL CAPABILITY OF AREAS INCLUDED / EXCLUDED



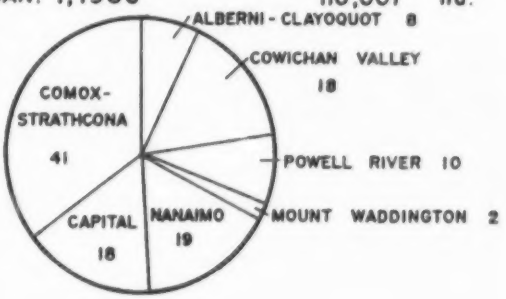
VANCOUVER ISLAND REGION 1985



TOTAL NUMBER OF APPLICATIONS RECEIVED 141

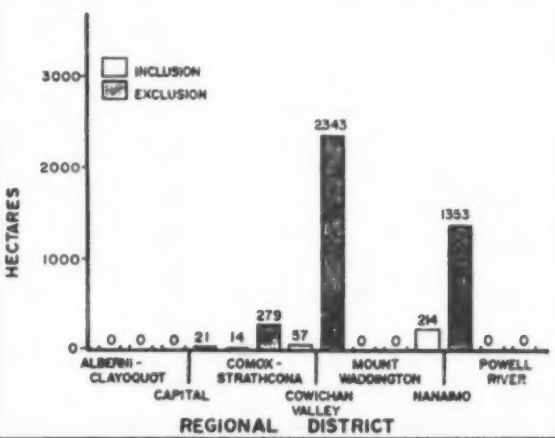


AREA OF LAND IN THE A.L.R. JAN. 1, 1986 116,007 ha.

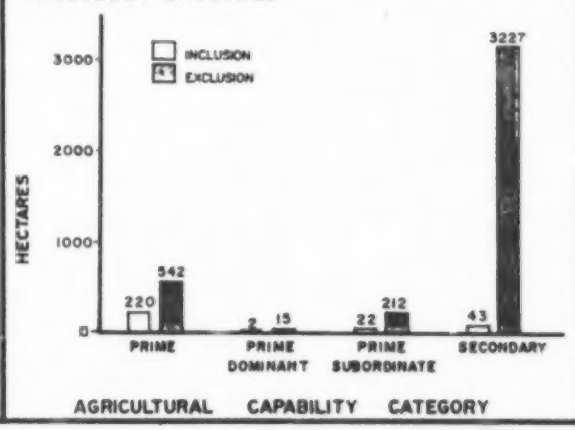


X 1000

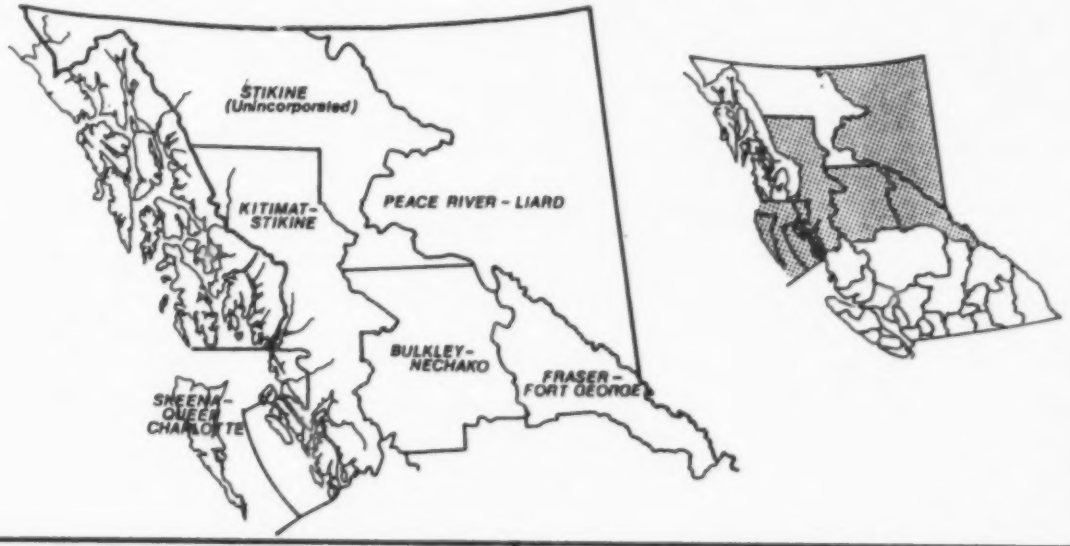
TOTAL AREA INCLUDED / EXCLUDED



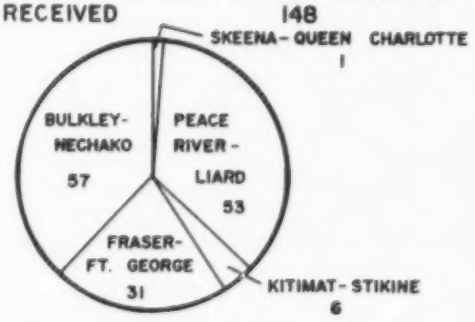
AGRICULTURAL CAPABILITY OF AREAS INCLUDED / EXCLUDED



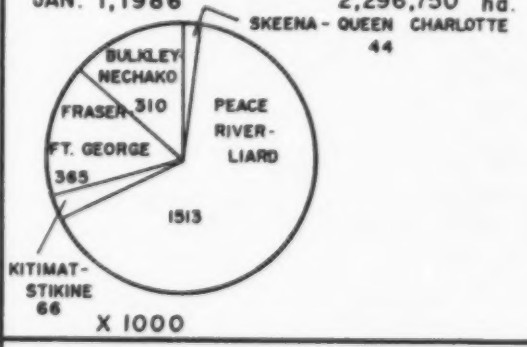
NORTHERN REGION 1985



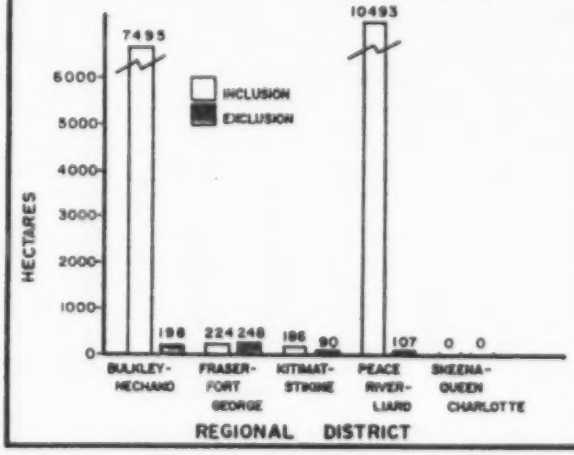
TOTAL NUMBER OF APPLICATIONS RECEIVED 148



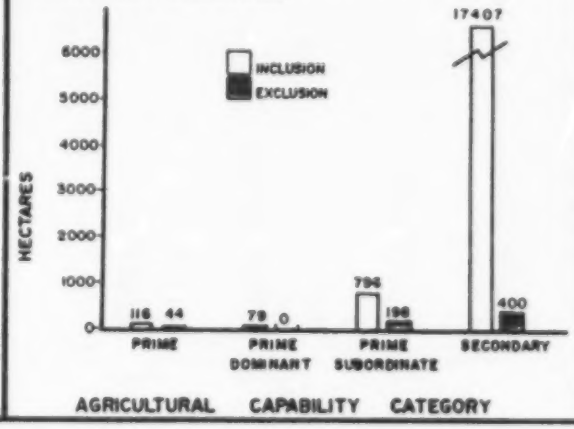
AREA OF LAND IN THE A.L.R. JAN. 1, 1986 2,296,750 ha.



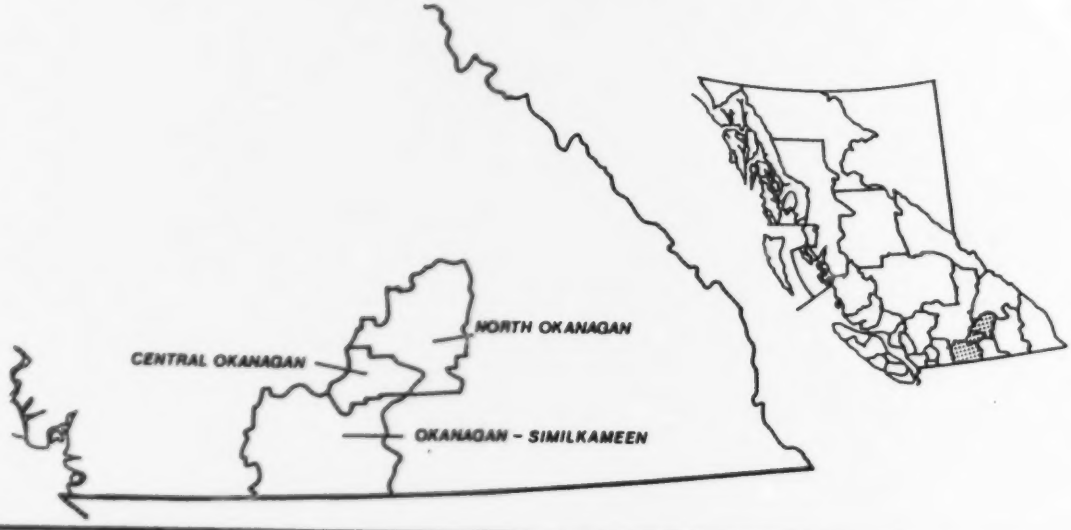
TOTAL AREA INCLUDED / EXCLUDED



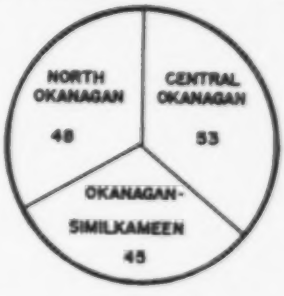
AGRICULTURAL CAPABILITY OF AREAS INCLUDED / EXCLUDED



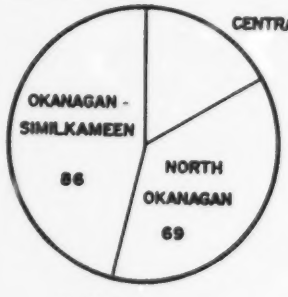
OKANAGAN REGION 1985



TOTAL NUMBER OF APPLICATIONS RECEIVED 146

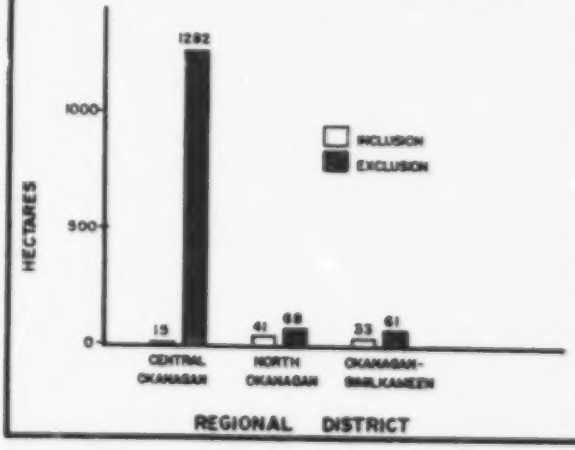


AREA OF LAND IN THE A.L.R. JAN. 1, 1986 185,704 ha.

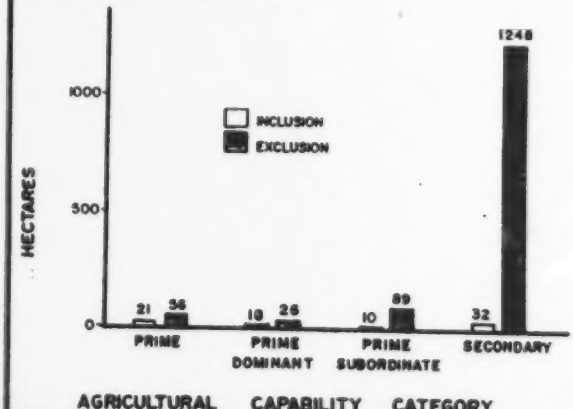


X 1000

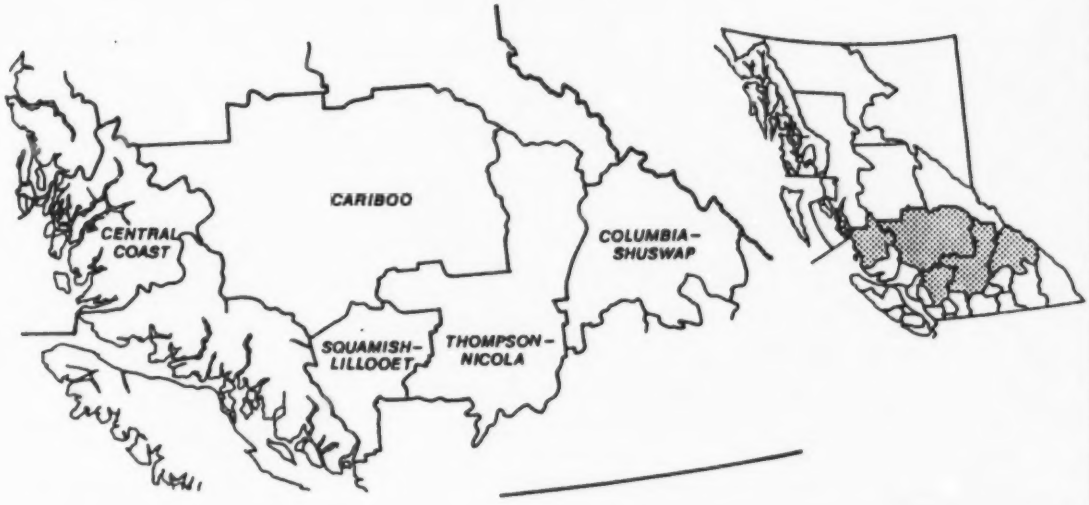
TOTAL AREA INCLUDED / EXCLUDED



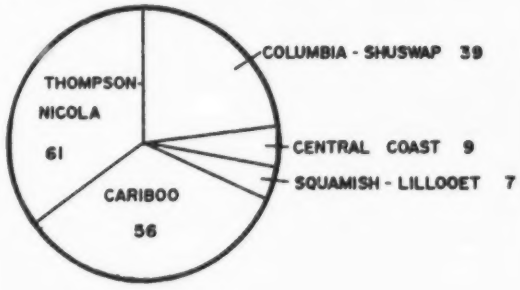
AGRICULTURAL CAPABILITY OF AREAS INCLUDED / EXCLUDED



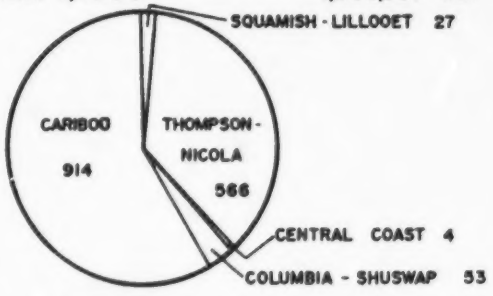
CENTRAL INTERIOR REGION 1985



TOTAL NUMBER OF APPLICATIONS RECEIVED 172

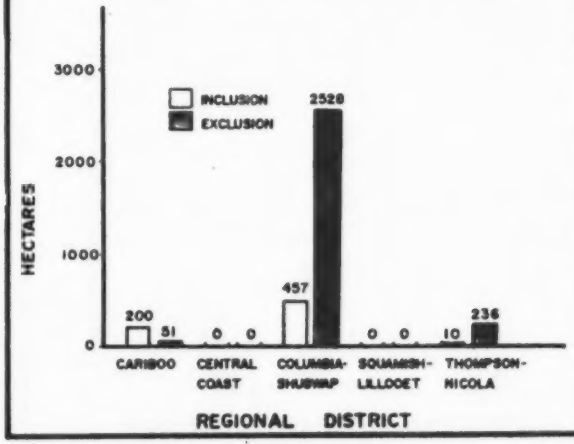


AREA OF LAND IN THE A.L.R. JAN. 1, 1986 1,563,391 ha.



X 1000

TOTAL AREA INCLUDED / EXCLUDED



AGRICULTURAL CAPABILITY OF AREAS INCLUDED / EXCLUDED